

SUBSTITUTE TRUSTEE'S DEED

(Sawyer Estates)

WHEREAS, on October 27, 2005, Andrada Builders, Inc., executed a Construction Deed of Trust to Thomas F. Baker, IV, Trustee, on certain real property situated in DeSoto County, Mississippi, to secure a debt of Andrada Builders, Inc. in the original principal amount of \$296,000.00 (the "Note") owed to First Tennessee Bank National Association ("First Tennessee") which Deed of Trust is recorded in Book 2,340 at Page 317 in the Office of the Chancery Clerk of the County of DeSoto, State of Mississippi (the "Deed of Trust"), said Deed of Trust being incorporated herein by reference;

WHEREAS, First Tennessee is the true and lawful owner and holder of the Note which is secured by the Deed of Trust and other liens (the "Debt");

WHEREAS, by Appointment of Substitute Trustee recorded in Trust Book 2,824, page 652 in the DeSoto County, Mississippi, Chancery Court Clerk's office, First Tennessee, exercising its authority as such owner and holder, appointed R. Spencer Clift, III, as Substitute Trustee under the Deed of Trust; and

WHEREAS, default was made in the payment of the Debt and obligations secured by said Deed of Trust, and First Tennessee, as the owner and holder of the Debt, declared the entire balance due and payable and instructed the undersigned Trustee to foreclose said Deed of Trust in accordance with its terms and provisions;

WHEREAS, the undersigned Substitute Trustee did, in compliance with the provisions of said Deed of Trust and the laws of the state of Mississippi did advertise said sale of the property in The DeSoto Times Today, a newspaper published in DeSoto County, Mississippi, in the issues of December 6, December 13, December 20, and December 27, 2007, as more fully shown by the original Proof of Publication, which is attached hereto as Exhibit A and is made a part hereof as if copied in full herein, and by posting a copy of the Notice of Substitute Trustee's Sale at the DeSoto County Courthouse in Hernando, Mississippi, on December 5, 2007, said sale having been advertised for Friday, the 28th day of December, 2007, at 12:00 noon at the East entrance of the DeSoto County Courthouse, 2535 Highway 51 South, Hernando, Mississippi; and

WHEREAS, between the legal hours of 11:00 a.m. and 4:00 p.m. on Friday, December 28, 2007, being the time and at the East entrance of the DeSoto County Courthouse, 2535 Highway 51 South, Hernando, Mississippi, being the place mentioned in said advertisement, the undersigned, as Substitute Trustee, did offer for sale and sold the said property;

WHEREAS, said sale was made subject to prior liens and encumbrances of record, including liens of real estate taxes, any applicable restrictions, building liens, and easements, conditions, covenants, rights-of-way or subdivision plats affecting the property; and any dedication of roads affecting the property and any governmental zoning and subdivision ordinances or regulations in effect; and any prior or superior liens, judgment, deeds of trust or other interests of record.

WHEREAS, the highest and best bid for said property was then and there made on behalf of First Tennessee Bank National Association in the amount of Two Hundred Fifty Three Thousand and 00/100 Dollars (\$253,000.00) for said property, which bid was then and there accepted by R. Spencer Clift, III, as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, R. Spencer Clift, III as Substitute Trustee, has bargained and sold, and does by these presents, bargain, sell, and convey unto First Tennessee Bank National Association ("Grantee"), the property advertised and sold as hereinabove recited, and more particularly described in and situated in the State of Mississippi, DeSoto County, and is described as follows:

Lot 7, Section "A", Sawyer Estates, situated in Section 18, Township 2 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 86, page 37, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Andrada Builders, Inc. by Warranty Deed from DeSoto Central Properties, LLC recorded June 1, 2004, of record at Book 473, page 382 in the DeSoto County, Mississippi, Chancery Court Clerk's office.

TO HAVE AND TO HOLD, unto Grantee, Grantee's successors, heirs, and assigns, the same together with all hereditaments and appurtenances belonging or appertaining thereto and further SUBJECT to the following::

1. Any unpaid taxes against the property; and
2. Any recorded easements, conditions, covenants, rights-of-way or subdivision plats affecting the property; and
3. Any dedication of roads affecting the property and any governmental zoning and subdivision ordinances or regulations in effect; and
4. Any prior or superior liens, judgment, deeds of trust or other interests of record.

The undersigned Grantor as Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including without limitation those described hereinabove, and including any prior liens for taxes, and any applicable restrictions, building lines and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described instruments, AND NO FURTHER OR OTHERWISE.

IN WITNESS WHEREOF, the said R. Spencer Clift, III, as Substitute Trustee, has hereunto set his hand as of this 28th day of December, 2007.

By: R. Spencer Clift III
R. Spencer Clift, III, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally came and appeared before me, the undersigned Notary Public in and for said State and County duly commissioned and qualified, R. Spencer Clift, III, Substitute Trustee, with whom I am personally acquainted, and who acknowledged to and before me that he executed the foregoing instrument of the day and year therein mentioned and for the purposes therein contained.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE this, the 28th day of December, 2007.



Sue Rowland
Notary Public
My Commission expires: 7-20-08

PROPERTY OWNER & MAIL TAX NOTICE TO: (Grantee)	First Tennessee Bank National Association Special Assets Department 165 Madison Avenue – MO-1 Memphis, TN 38103 (901) 523-4130
SUBSTITUTE TRUSTEE: (Grantor)	R. Spencer Clift, III Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. Suite 2000 165 Madison Ave. Memphis, TN 38103 (901) 526.2000
PREPARED BY AND RETURN TO:	R. Spencer Clift, III Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. Suite 2000 165 Madison Ave. Memphis, TN 38103 (901) 526.2000
TAX PARCEL NO.:	2074 1811 0 00007 00
INDEXING INSTRUCTIONS:	Lot 7, Section "A", Sawyer Estates, Located in Section 18, Township 2 South, Range 7 West, DeSoto County, Mississippi

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
(Sawyer Estates)

WHEREAS, on October 27, 2006, Andrade Builders, Inc., executed a Construction Deed of Trust to Thomas F. Baker, IV, Trustee, on certain real property situated in DeSoto County, Mississippi, to secure a debt of Andrade Builders, Inc. in the original principal amount of \$250,000.00 (the "Note") owed to First Tennessee Bank National Association ("First Tennessee") which Deed of Trust is recorded in Book 2,340 at Page 317 in the Office of the Clerk of the County of DeSoto, State of Mississippi (the "Deed of Trust"), said Deed of Trust being incorporated herein by reference;

WHEREAS, First Tennessee is the true and lawful owner and holder of the Note which is secured by the Deed of Trust and other liens (the "Debt");

WHEREAS, by Appointment of Substitute Trustee recorded in Trust Book 188, page 111 in the Office of the Clerk of the County of DeSoto, Mississippi, Court Clerk's Office, First Tennessee, exercising its authority as such owner and holder, appointed R. Spencer Carr, III, as Substitute Trustee under the Deed of Trust;

WHEREAS, default has been made in the payment of Debt and obligations secured by said Deed of Trust and the other liens, and First Tennessee, as the owner and holder of the Debt has declared the entire balance due and payable and has instructed the undersigned Trustee to foreclose said Deed of Trust in accordance with its terms and provisions;

NOW, THEREFORE, by the authority vested in me as Trustee under said instruments, I will on Friday the 28th day of December, 2007, at 12:00 noon at East entrance of the DeSoto County Courthouse, 2535 Highway 61 South, Hernando, Mississippi, offer for sale and set at public auction to the highest and best bidder for cash the property herein conveyed which is located in the State of Mississippi. DeSoto County, 400 is described as follows:

Lot 7, Section 17, Sawyer Estates, situated in Sections 18, Township 1 South, Range 7 West, DeSoto County, Mississippi, as shown in Plat Book 188, page 111.

Being the same property conveyed to Andrade Builders, Inc. by Thomas F. Baker, IV, Trustee.

Volume No. 112 on the 6 day of Dec., 2007

Volume No. 112 on the 13 day of Dec., 2007

Volume No. 112 on the 20 day of Dec., 2007

Volume No. 112 on the 27 day of Dec., 2007

Volume No. _____ on the _____ day of _____, 2007

Volume No. _____ on the _____ day of _____, 2007

Diane Smith

Sworn to and subscribed before me, this 27 day of Dec., 2007

BY *Judy H. Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 711 words @ .12 \$ 85.32

B. 3 subsequent insertions of 2133 words @ .10 \$ 213.30

C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 301.62

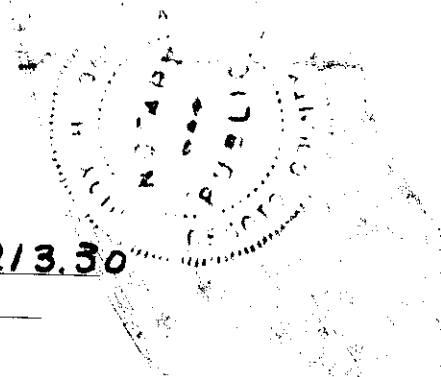


Exhibit A

recorded June 1, 2007, of
 case at Book 478, page 282
 to the Deed of Trust
 between the following parties
 Clerk's Office.

Said property is known as 8628
 Sage Brush Drive, Southaven,
 DeSoto County, Mississippi,
 38672, but such address or
 designation is not a part of the
 legal description of the property
 sold herein and in the event of
 any discrepancy, the legal
 description herein shall control.
 Said sale shall be made for cash
 to the highest and best bidder
 in cash subject to the following:

1. Any unpaid taxes against the
 property; and
2. Any recorded assessments,
 conditions, covenants, rights-
 of-way or subdivision plats
 affecting the property; and
3. Any dedication of roads
 affecting the property and any
 governmental zoning and
 subdivision ordinances or
 regulations in effect; and
4. Any prior or superior liens,
 judgment, deeds of trust or
 other interests of record.

First Tennessee reserves the right
 to reject any bidders,
 reserves, accept, reject or
 other, terms of sale and
 payment of funds and to apply
 the same in accordance with
 the terms and provisions of the
 Deed of Trust and related
 documents.

The right is reserved to adjourn the
 day of sale to another day and
 time certain, without further
 publication and advertisement,
 with law, upon announcement
 of said adjournment and date
 and time and place of sale set
 forth above.

The failure of any high bidder to
 pay the purchase price and
 close this sale immediately
 shall, at the option of the
 Trustee, be cause for rejection
 of the bid. The proceeds
 derived from the sale of the
 property will be applied as
 provided for in said Deed of
 Trust and are made a part
 hereof as if set forth verbatim
 herein.

This Notice of Sale has been
 posted and published in
 accordance with Miss. Code
 Ann. § 10-1-55 and any
 provisions of the Deed of Trust
 affecting same beginning
 December 6, 2007.

/s/ R. Spencer Cline III
 BAKER, DONELSON, BEARMAN,
 CALDWELL & BERKOWITZ,
 P.C.

Suite 2000
 165 Madison Avenue
 Memphis, Tennessee 38103
 Published: December 6,
 December 13, December 20,
 and December 27, 2007